



**REQUEST FOR PROPOSAL
CONSTRUCTION MANAGER AT RISK – ONE STEP PROCESS
PAT BRYSON MUNICIPAL BUILDING
QUESTIONS AND ANSWERS**

RFP No. S16-005

Q&A Document. 1

Date : November 20, 2015

Please note the clarification and/or additional information for the solicitation referenced above.

1. Q: Who is the project architect?

A: BRW Architects
2700 Earl Rudder Fwy, #4000
College Station, TX 77845
www.brwarch.com

2. Q: What is the anticipated start date of the project?

A: If design is approved by council and the current Fire Department staff moves out as planned, the City hopes to be completed by late 2016.

3. Q: How long is the design phase anticipated to last?

A: The City anticipates the plans to be complete by April 2016.

4. Q: Will a Guaranteed Maximum Price be requested at each phase of design? If so, how many pricing evaluations are anticipated?

A: Yes. Four or five pricing evaluations are anticipated.

5. Q: How many meetings are anticipated?

A: A monthly meeting is anticipated for the design phase of the project. More frequent meetings are anticipated for the construction phase.

6. Q: Has an MEP firm been selected?

A: No.

7. Q: Are preliminary floor plans available?

A: Yes. A preliminary floor plan and the existing building drawing are both herein made a part of this Q&A Document.

8. Q: Is a list of General Conditions available?

A: Yes. Attachment C of the solicitation.

9. Q: What contract will be used?

A: The standard AIA agreement will be used.

10. Q: When was the current Pat Bryson building built?

A: To the best of staff knowledge, the building was built in 2001.

11. Q: Will the successful contractor be able to stage the work in the front of the building during construction?

A: Yes.



Approved by _____

Joy Simonton, Purchasing Agent

By the signatures affixed below, Addendum No. 1 is hereby incorporated into and made a part of the above referenced solicitation.

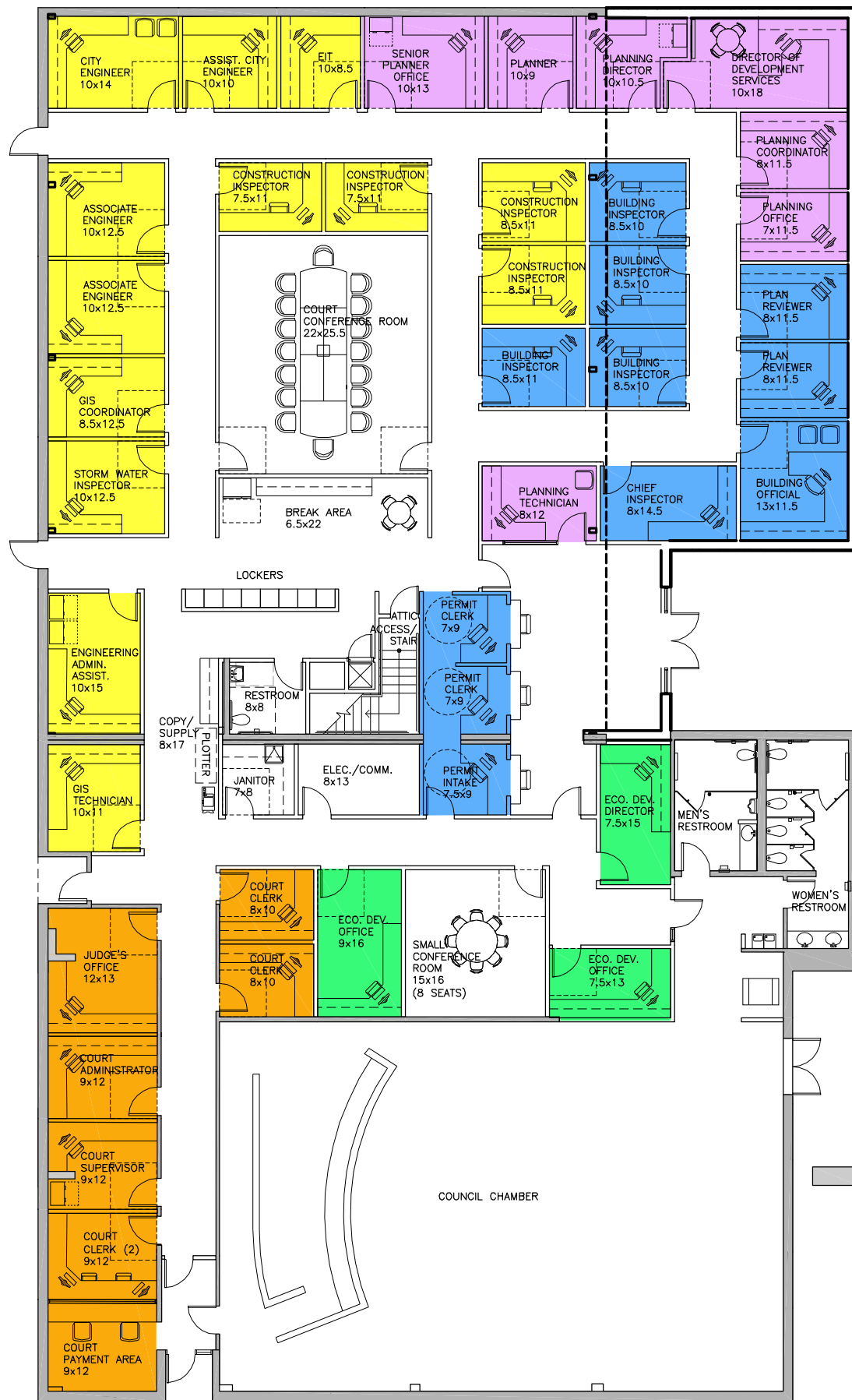
ACKNOWLEDGED

Vendor

Authorized Signature

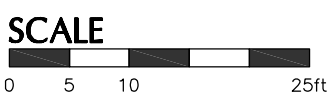
Date

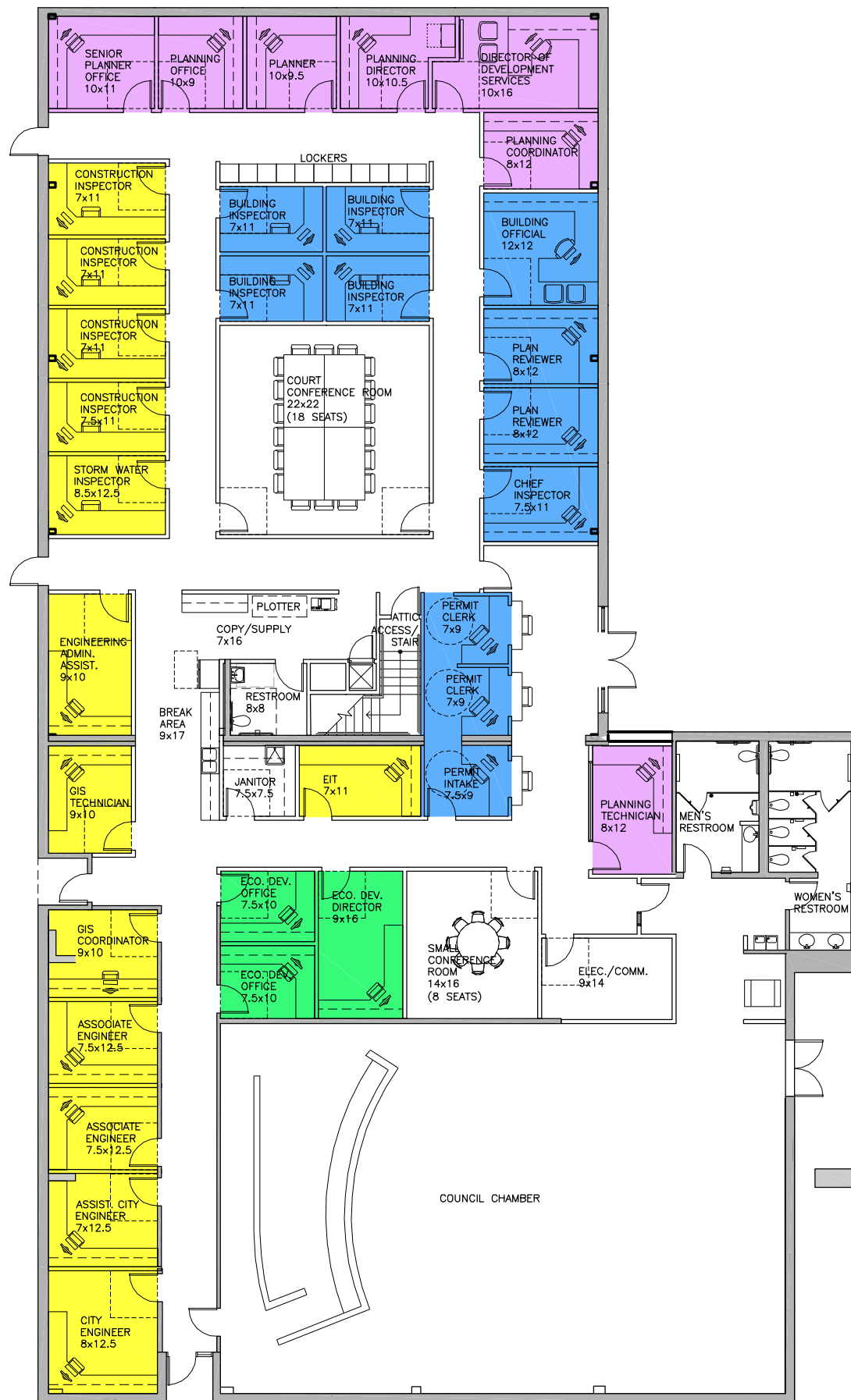
RETURN ONE COPY SIGNED COPY OF THIS ADDENDUM TO THE PURCHASING OFFICE WITH YOUR SEALED PROPOSAL. FAILURE TO DO SO MAY AUTOMATICALLY DISQUALIFY YOUR RESPONSE FROM CONSIDERATION FOR AWARD.



- PLANNING (7)
 - BUILDING INSPECTION (11)
 - ENGINEERING (13)
 - ECONOMIC DEVELOPMENT (3)
 - COURT (7)
- TOTAL = 41**

"SCHEME C" PROPOSES ADDING TO THE EXISTING BUILDING TO ACCOMMODATE TYPICAL OFFICE SIZES

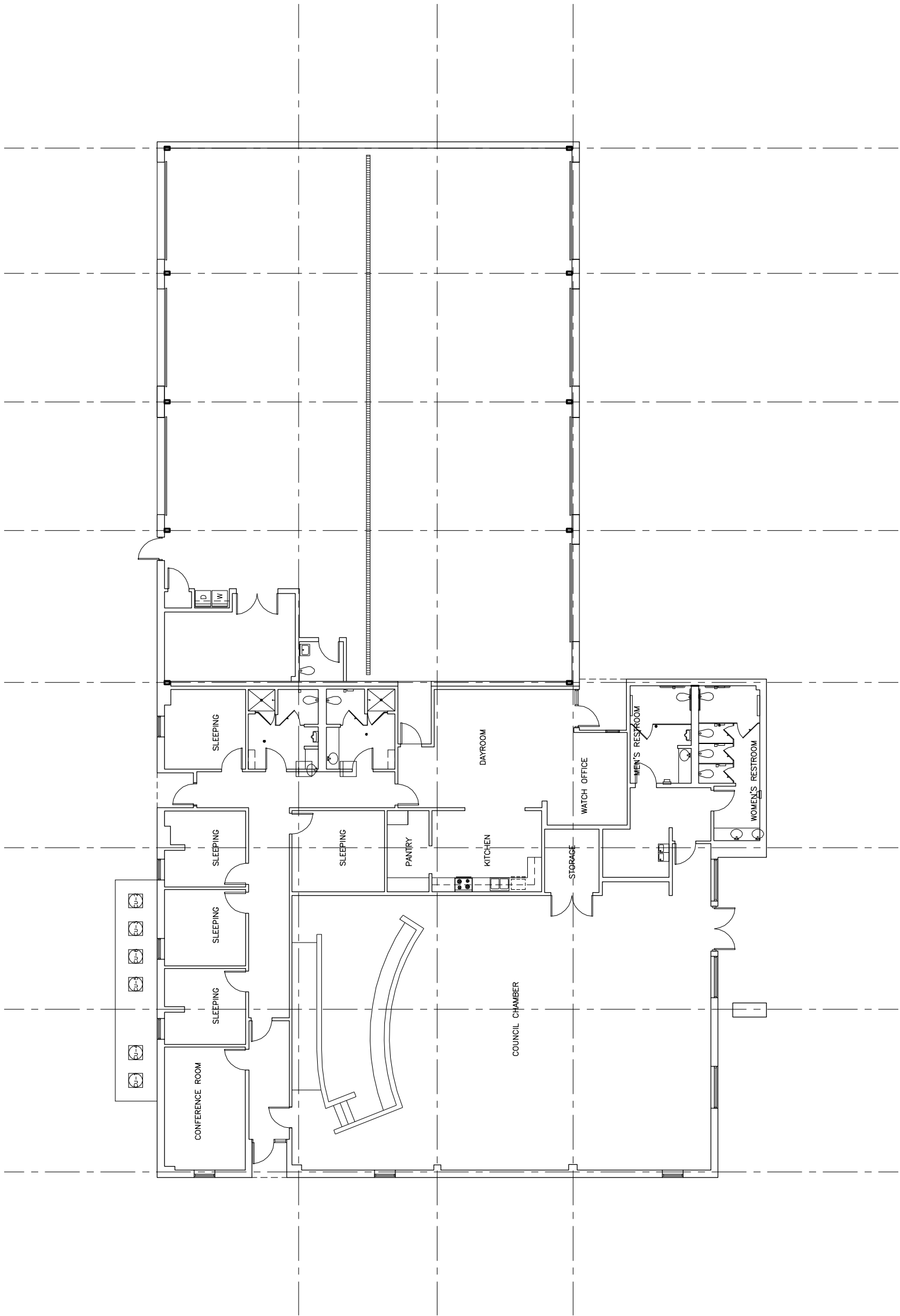




"SCHEME D" PROPOSES MOVING THE COURT DEPARTMENT TO THE CITY HALL BUILDING TO ACCOMMODATE THE DEPARTMENTS THAT ARE MORE CLOSELY RELATED.

SCALE
0 5 10 25ft





NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

MARK WATFORD
TX REG. NO. 9241

